



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 8440

• House - Castillonès •



## DETAILS

**Land surface:** 710 m<sup>2</sup>

**Number of bedrooms:** 2

**Number of levels:** 0

**Type of heating:** bois + poêle à granulés

**Drainage/sewage:** Everything in the sewer

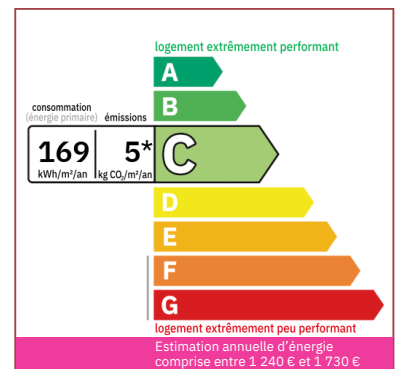
**Swimming pool:** No

**Ground floor living:** Yes

**Work needed:** Finitions / Décoration

**Fireplace:** Yes open hearth

**Built:** Not specified



Single-storey house in a small village, 5 minutes from Castillonès and its shops, approximately 90m<sup>2</sup> of living space with two bedrooms, two garages, land around.

99 m<sup>2</sup> living

710 m<sup>2</sup>

Non-binding document

- Castillonès -

12 Place Jasmin

47330 Castillonès

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Price fees included

139 000 €

Agency fees: 6,9 % VAT included\*

Price without fees: 130 000 €

\*The agency fees are entirely at the cost of the purchaser



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## • Description ref n°8440 •

A single-story house with adjoining land comprising:

- entrance into a living/dining room with an open fireplace and pellet stove (installed in 2022), tiled floor, four windows (40 sq m),
- hallway (6.3 sq m),
- separate WC,
- kitchen with sink and cupboards, French doors opening onto the terrace (approximately 12 sq m),
- two bedrooms (11 sq m and 13.2 sq m),
- shower room with double vanity (4.5 sq m),
- utility room with water heater and plumbing connections for a washing machine (8 sq m),
- a 43 sq m garage attached to the house, offering potential for expansion, with one door opening onto the road and another onto the garden, and a second detached garage.

OPTION TO PURCHASE A SEPARATE PLOT OF LAND OF 9429M2 WITH THE HOUSE FOR AN ADDITIONAL 6000 EUROS.

Other features:

- Double-glazed PVC windows replaced in 2015 and a new front door installed in 2023.
- Roof and insulation replaced in 2015, bedroom insulation redone in 2023.
- Electric radiators installed in 2015 in the living room and kitchen.
- Water treatment system (with water softener function).
- Mains drainage.

